



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 17, 2020

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of September 17, 2020

SUBJECT: Beyer Park Development– General Development Plan

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Beyer Park Development in the San Ysidro and Otay Mesa communities?

Director's Recommendation – Recommend approval of the proposed Beyer Park Development GDP in the San Ysidro and Otay Mesa communities.

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

- On April 9, 2018, the San Ysidro Recreation Advisory Council voted unanimously (5-0-0) recommending approval of the proposed GDP.

Fiscal Impact – The total project budget is approximately \$18.6 million. Funding for construction of the proposed project will be funded in future budget allocations. Funding for the GDP preparation included Developer Impact Fee (DIF) and Facilities Benefit Assessment (FBA) funds.

The estimated cost to operate and maintain this project on an annual basis is: \$311,500. This includes all labor, material, equipment, and supplies for this facility.

Water and Energy Conservation Status – The proposed Beyer Park Development GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – A Draft Mitigated Negative Declaration (MND) No. 589554 was prepared for the project by the Development Services Department in accordance with the State of California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process. The MND was released for public review on April 23, 2020. A comment letter was received addressed from both the U.S. Fish and Wildlife Service and California Department of Wildlife on May 29, 2020 with comments regarding the project and implementation of MSCP Subarea Plan Guidelines. A coordinated response is currently being prepared by City staff to address public comment before the MND can

be certified.

BACKGROUND

This project provides for preparation of a GDP and the design and construction of a new neighborhood park located off Beyer Boulevard, at the intersection of Beyer Boulevard and Enright Drive. The proposed park is located within the San Ysidro community and is adjacent to the Otay Mesa community (Council District 8), and will provide approximately 9 acres of population-based park land for these park deficient communities.

DISCUSSION

Engineering & Capital Projects Department staff and the design consultant conducted three public workshops with community. Both the San Ysidro Recreation Advisory Council and Otay Mesa Recreation Advisory Council were invited to the meetings due to the project's location sharing a boundary with the Otay Mesa Community. The initial workshop was focused on a survey of amenities for community input and vision for this future park site. Workshop #2 presented the conceptual alternatives for community input and Workshop #3 refined the conceptual alternatives based on feedback obtained during workshop #2. A fourth meeting was held on April 9, 2018 to vote on the preferred alternative which was unanimously approved by the San Ysidro Recreation Advisory Council.

The proposed GDP before the Board is a product of consensus achieved through those meetings as well as substantial design development undertaken by staff, the community, and project design team.

The proposed General Development Plan improvements (Attachment 1) are listed below.

- Multi-purpose turf field with 3 youth fields and 1 adult field overlay
- Comfort station
- Street improvements and sidewalk
- Skate park
- Children's play area with climbing rock
- Dog parks with decomposed granite and permeable paver plaza
- Storage building
- Picnic areas
- Benches, trash enclosures, and shade structures
- Amphitheater seat walls
- Half basketball court
- Parking lot
- Fitness nodes
- Monument sign
- 5' height chain link fence at turf fields and skate park
- 3' lodgepole fence
- Trails
- 12' wide maintenance access road
- Sports field and site lighting

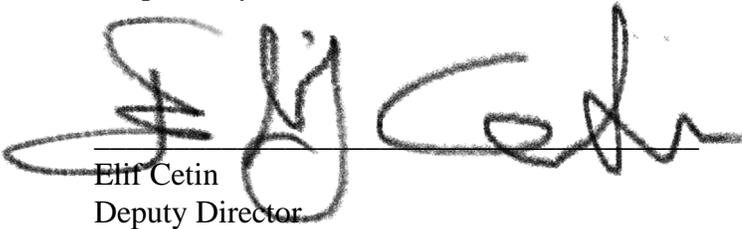
- Planting and irrigation

The primary issues raised during community input meetings were the need for security and multicultural representation at the park. In response, fencing and lighting have been included in the general development plan. In addition, site history and culture will be integrated in the park design and amenities.

ALTERNATIVES

1. Recommend approval of the General Development Plans (GDP) for the Beyer Park Development.
2. Recommend approval of the General Development Plans (GDP) for the Beyer Park Development with modifications.
3. Do not recommend approval of the General Development Plans (GDP) for the Beyer Park Development

Respectfully submitted,



Elif Cetin
Deputy Director
Engineering & Capital Projects Department
Architectural Engineering and Parks Division



Prepared by: Darren Genova
Park Designer
Engineering & Capital Projects Department
Architectural Engineering and Parks Division

Andy Field
Director
Parks and Recreation Department

Attachments:

1. Beyer Park Development General Development Plan
2. Supporting exhibits.

cc: Council District 8
Andy Field, Director, Parks and Recreation Department
Karen Dennison, Assistant Director, Parks and Recreation Department
James Nagelvoort, Director, Engineering & Capital Projects Department
Jennifer Scott, Associate Civil Engineer, Engineering & Capital Projects Department

Attachment 1

Key

- 1 Turf Field
(1) Adult (225'x360')
(3) U12 (150'x300')
- 2 Comfort Station - 500sf. max. each with a total of 5 stalls
- 3 Enright Drive street improvements and sidewalk
- 4 Skate Park
- 5 Children's Play Area, 2-5 and 5-12 with rock climbing rock
- 6 Large Dog Park DG with Permeable Paver Plaza
- 7 Small Dog Park DG with Permeable Paver Plaza
- 8 Storage Building (+/- 500 sf) and Trash Enclosure
- 9 Picnic Area
- 10 Electrical Transformer
- 11 Amphitheater Seat Walls
- 12 Half Basketball Court
- 13 Parking lot
- 14 Fitness Node + Mile Marker Signage (3 laps = 1 mile)
- 15 Monument Sign
- 16 10' Ht. Chainlink Fence at soccer
- 17 5' Ht. Chainlink Fence at skate park
- 18 3' Ht. Lodgepole Fence
- 19 42" Ht. Lodgepole Fence with chainlink mesh
- 20 Proposed Trail
- 21 Existing Trail
- 22 12' Wide Maintenance Access Road
- 23 Bike Parking

Site Lighting

Beyer Park will use a variety of lighting fixtures to light the parking lot, walkways, and sports field. All lighting will be directed and installed with shields to prevent light from disrupting adjacent residential properties and directed away from the MHPA.

Parking

Total Spaces Required	63
Soccer Field (2 ac)	30
Parkland (6.5 ac)	33
Total Spaces Provided	69
Standard Stalls	60
Accessible Stalls	3
Future HOV/EV	6
Enright Drive Street Parking	15



CONSULTANT: **SCHMIDT DESIGN GROUP**
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 (619) 236-3462
 LIC. CA 27881 (NW 2981) AZ 34039
 SCHMIDTDESIGN.COM

DATE: 07/02/2020
 PROJECT #: 17-401
 DRAWN BY: LD, CB

SCALE: 1" = 60'-0"

DATE	ACTION	REFERENCE DOCUMENTS	COST \$/TBD	ACRES:
2001	SITE ACQUIRED	RESO. NO.		
N/A	SITE DEDICATED	ORD. NO.		
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	16.5 AC.	RESILIENT SURFACING	8,010 SF
TURF	4.77 AC.	MULTI-PURPOSE CT.	4,208 SF
SHRUB PLANTING	6.36 AC.	SKATE PARK	19,386 SF
D.G. PAVING	0.85 AC.	MAINTENANCE ROAD	4,050 SF
CONCRETE PAVING	1.2 AC.	PAVED WALKWAYS AND PLAZA	
		PARKING LOT	28,500 SF
		PARKING STALLS STD	66
		PARKING STALLS ADA	3
		RESTROOM	350 SF
		STORAGE BUILDING	290 SF
		ROCK WALL	2305 LF
		FENCING	2305 LF
		DOG PARK FENCING	950 LF
		SECURITY/PARKING LTS.	69
		SPORTS AREA LTS.	10
		BIKE RACKS	3
		REMOVABLE BOLLARDS	6
		DRINKING FOUNTAIN	3
		OVERHEAD STRUCTURES	4
		PICNIC TABLES	21
		TRASH RECEPTACLES	12
		PARK MONUMENT SIGN	1
		BOULDERS	170
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

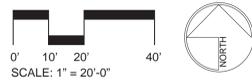
THE GENERAL DEVELOPMENT PLAN

BEYER PARK

NEIGHBORHOOD PARK

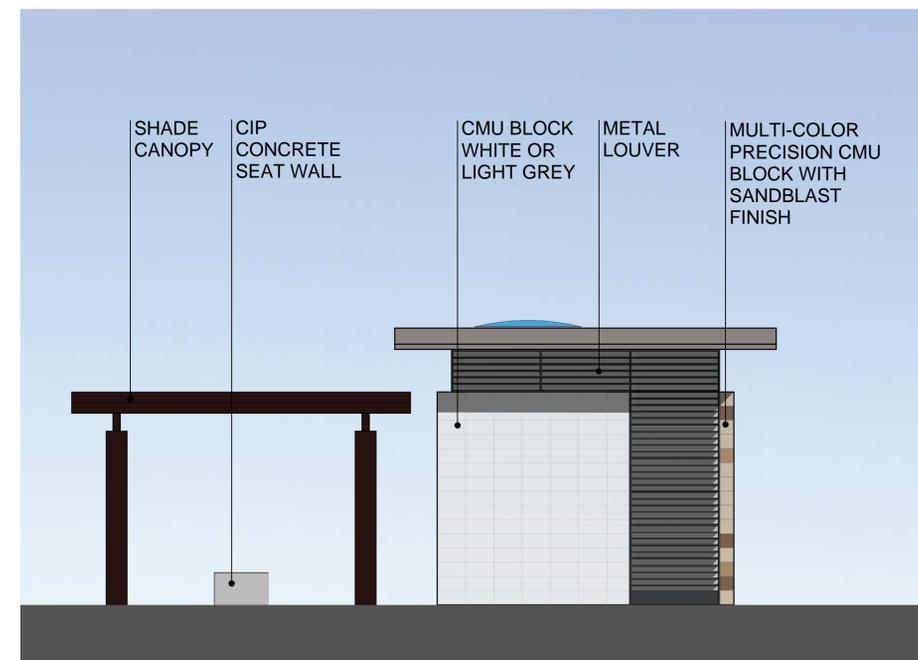
LAMBERT COORDINATES: XXX-XXXX THOMAS BROTHERS PAGE:

WBS No. S-00752





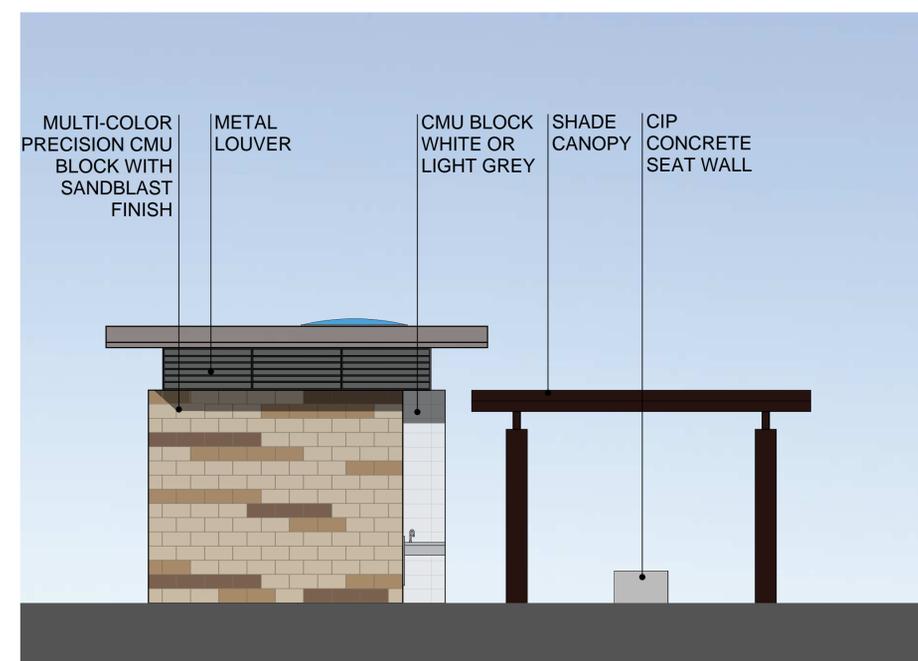
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



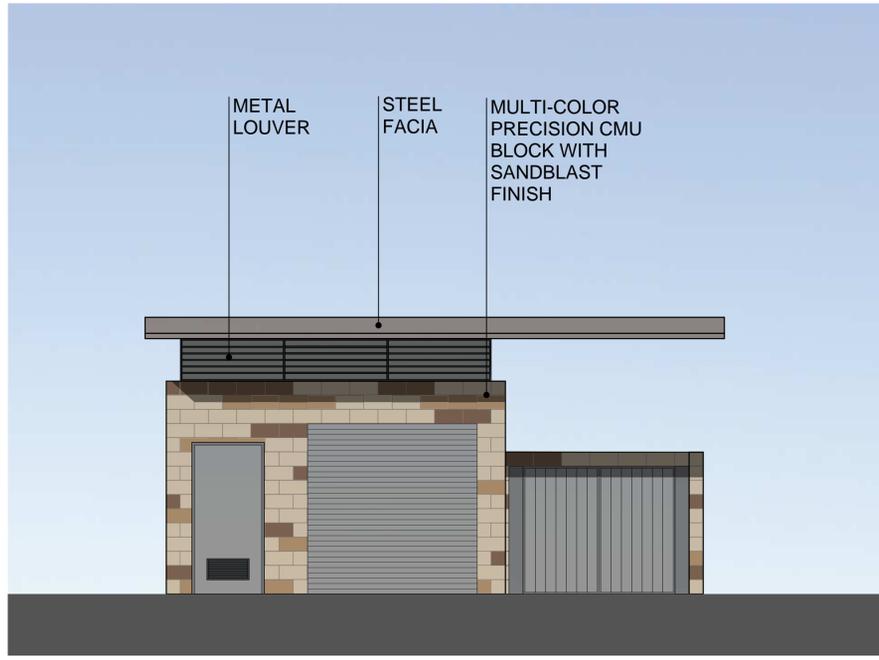
SIDE ELEVATION



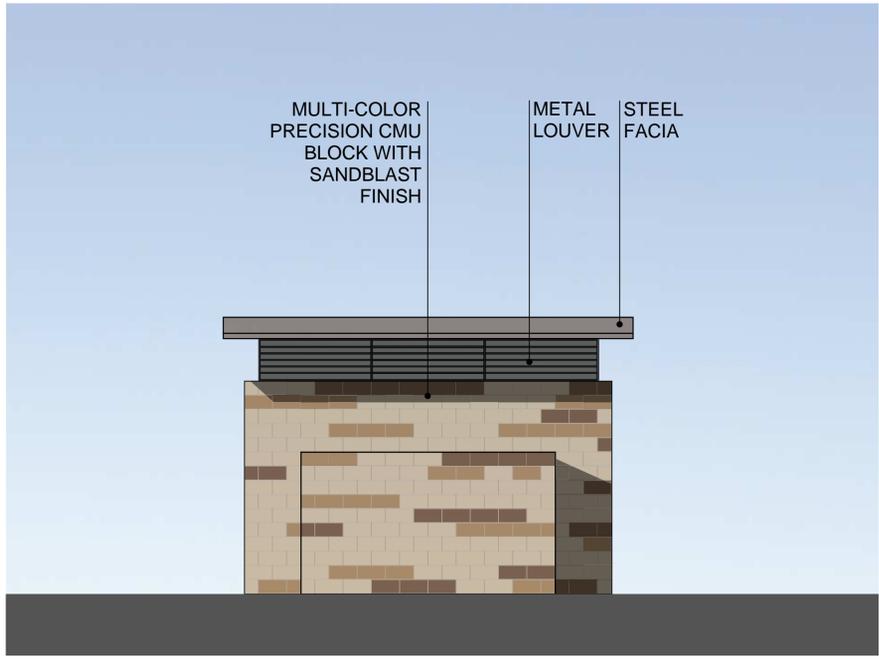
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION